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Via Hand Delivery & Email

Nicole Steele, Planner
Loudoun County Department of Planning, Land Use Review
1 Harrison Street, S.E., 3rd Floor
Leesburg, Virginia 20177

Re: Potomac Radio SPEX 2009-0011, SPEX 2009-0029 & CMPT 2009-0002

Dear Ms. Steele:

This letter addresses and provides you with a written response to the first referral agency comments in the above referenced application. We are now ready for these applications to proceed to the second referral process pursuant to Section 6-1305 (D) (3) of the Revised 1993 Zoning Ordinance. I mention this procedural and processing matter because our client is under a mandate to be on the air at its new AM radio facility by October 1st of this year and we are highly desirous of working closely with staff to allow for us to achieve this goal though second referral staffing and scheduling of public hearings. To that end, we would appreciate it if these applications could be scheduled for a Planning Commission public hearing for the evening of March 24, 2010. We will do everything in our power to resolve any and all outstanding issues and reach closure with staff on development conditions prior to that date.

For your convenience, each of the staff comments are stated below and the Applicant's responses follow in bold italics.

LOUDOUN COUNTY DEPARTMENT OF PLANNING – COMMUNITY PLANNING (PAT GIGLIO, 10/6/2009)

ANALYSIS

A. LAND USE

The subject site and proposed AM Radio Transmitter are located in an area planned for Keynote Employment uses (Revised General Plan, Chapter 7, Planned Land Use Map). Keynote Employment Centers are defined as large-scale regional office developments that feature high visual quality and high trip-generating uses, including office parks, research and development parks, corporate headquarters, and similar large scale uses that are generally 40,000 gross square feet or greater (Revised General Plan, Chapter 6, Keynote Employment Centers Policies, Policy 1). The proposed AM Radio Transmitter is not the type of use envisioned in a Keynote Employment Area, though staff notes that existing wastewater treatment facility on the subject site is not a Keynote Employment use either. However, the four-story wastewater treatment facility has been constructed with materials and architectural features that are in keeping with the Plans vision for Keynote Employment uses. The Plan describes Keynote Employment Centers as areas with high visibility along major corridors, feature large scale buildings accented with heavily landscaped greens and tree-lined boulevards, which are designed to communicate a corporate image and reflect the County's growing prominence as a global crossroads for business (Revised General Plan, Chapter 6, Keynote Employment Centers, text). Keynote employment areas will also have some ancillary retail and employment services to support the predominate office use (Revised General Plan, Chapter 6, Keynote Employment Centers Policies, Policy 1). The proposed AM Radio Transmitter does not support the office uses in the area, unlike other uses, such as a telecommunications facility, which provides cellular and data services that enable daily business activities.

Specific guidance pertaining to the location of "commercial public telecommunication facilities", which are similar in design and appearance to the proposed AM Radio Transmitter, is provided within the policies of the Strategic Land Use Plan for Telecommunications Facilities (Telecommunications Plan). The policies of the Telecommunication Plan state that new monopoles and towers should locate within industrial and employment areas, within overhead transmission right-of-ways and on public sites where they are most compatible with the surrounding land uses (*Telecommunications Plan, Countywide Location Policies, text*). The application does not provide any supporting information as to why the subject site was chosen and/or why an alternative site within a planned industrial and/or employment area with more compatible surrounding land uses was not selected. The proposed construction of the AM Radio Transmitter within a Keynote Employment Area is not compatible with existing and future Keynote Employment use planned for the area. Plan policies do not support the location of the proposed communication facility within a Keynote Employment Area.

Plan policies do not support the location of the proposed communication facility within a Keynote Employment Area. Staff requests additional information to explain how the subject site was selected and/or why an alternative location within a planned industrial and/or employment area with more compatible surrounding land uses was not selected as outlined in the Plan.

Should the applicant consider the subject site further evaluation of the visual and environmental impacts of the proposed use are required. These issues are discussed below.

<u>Part I. – Response Overview</u>

The Telecommunications Plan policies support the location of the proposed WAGE Radio AM broadcast antennas on the Loudoun Water Campus. While Loudoun Water Campus is within the referenced Loudoun County Parkway planned Keynote Employment Center area, staff correctly notes that the Loudoun Water Campus uses are clearly industrial and not Keynote Employment Uses. Nevertheless, the Loudoun Water Campus has been determined by the Board of Supervisors through Commission Permit approval to be in conformance with the Revised General Plan. While staff notes that Loudoun Water has done a superior effort in camouflaging some of the structures on its Campus, with cosmetic external features such as to make them appear a bit "more Keynote", the inherent truth remains that the Loudoun Water Campus uses are not Keynote Employment uses. The Applicant, through years of work with Loudoun Water and detailed facility siting and planning analyses, has been able to design its antenna array using many of the aesthetic qualities used in the Loudoun Water Campus. As further explained below, the exact siting decision for this antenna array within the Loudoun Water Campus was dictated by Loudoun Water in a purposeful effort to maintain its tradition of aesthetic quality and viewshed protection by directing the antenna array to be placed in a low elevation area of the Campus and at a considerable distance from the Loudoun County Parkway corridor. Photosimulations provided with this submission demonstrate this successful planning effort. A substantial side benefit in this careful locational decision is that it afforded the Applicant the opportunity to further improve the environmental and aesthetic quality of the Campus by committing itself to an expensive floodplain restoration effort of this area of the Broad Run floodplain, where pre-Loudoun Water owners have deposited junk and trash, to be followed by fulfillment of a detailed landscaping and reforestation plan designed in close coordination with Loudoun County staff.

<u>Part II. –Proposed WAGE Antenna Array Serves the Keynote Employment Corridor.</u>

Despite the reality of the situation that the industrial uses at the Loudoun Water Campus are not Keynote Employment uses, staff correctly recognizes that the Loudoun Water Campus and its facilities are correctly sited in that it serves the needs of the public and the Keynote Employment Corridor. The Applicant would submit that the proposed WAGE Radio broadcast antennas also serves these same needs and these same purposes. To this end, the Applicant would

respectively disagree with the staff assertion that proposed WAGE use "does not support the office uses in the area unlike other uses such as cellular and data that enable daily business activities."

This comparison misapprehends the fundamental differences between commercial public telecommunication facilities of wireless providers and the public telecommunications facilities of broadcasters. Wireless facilities only serve the communications needs of those paying subscribers who make the private economic business decision to retain the commercial services of the carrier owning such facilities. Wireless carriers are under no duty to provide anything to people in their service area who do not pay to do business with them. On the other hand, the broadcast services rendered by WAGE are, by federal law, required to serve the public interest, convenience and necessity by providing informational, news and entertainment program services without charge for the benefit of <u>all</u> the County's residents and business community, including every one of the individuals and public/private businesses within its broadcast area. While commercial wireless providers provide an important service, they cannot claim to provide such universal service, at no charge to the public. Moreover, while cellular service has recently been utilized to provide some forms of critical emergency broadcast announcements, such as Loudoun County's excellent "Alert Loudoun" text-messaging program operated through its Office of Emergency Management, one only needs to recall the morning of Tuesday, September 11, 2001 when the cellular telephone service in Loudoun County became disabled due to its inherent call-transmission limitations. One that day, WAGE, Loudoun County's only radio station, provided critical information to county businesses and parents who were unable to make or receive calls on their cellular telephones.

The Applicant would respectfully note this functional and historical information to provide added detail about the cellular telephone service providers whose "service" staff cites in derogation of WAGE's proposal. In light of the foregoing, what should have favorably distinguished WAGE from the cellular telephone service providers referenced in the Community Planning referral is that it is the fundamental purpose of WAGE to serve the overall public interest whereas the cellular telephone service providers only serve the private pecuniary interests of those who elect to buy wireless services. Thus, as between the two, it is no contest as to which better serves the public generally and all the occupants of the Zone, specifically. Recognition and further confirmation of this essential difference can be found in the fact that every automobile has a radio as basic equipment and its use is free. Were cellular telephone such a universal free public service, automobiles would be sold factory-equipped with such equipment. Obviously, they are not.

This same distinction applies to the retail and ancillary services (which are not Keynote Employment Uses) cited by staff as being permissible in the Keynote Employment corridor. What percentage of the Keynote Employment corridor's occupants and entities do they serve? Whatever the number, they serve only a portion of these, for a price; radio serves all, without charge.

Finally, even putting aside the functional distinctions between WAGE's universal broadcast service, on one hand, and the employment, ancillary retail and public water treatment uses discussed above, all of which have been conceded as not in harmony with the plan for the Keynote Employment corridor, staff suggests that materials and architectural design of buildings are a countervailing factor, pointing specifically to Loudoun Water's structures. WAGE's transmitter facility includes a diminutive transmitter enclosure measuring approximately 20' x 25' and largely shielded from view by and existing stand of trees. If constructed of substantially identical materials and with a similar architectural design, one could reasonably argue that it is entitled to be granted a similar "pass".

In discussing its view of the inappropriateness of the siting of WAGE's facilities on the Loudoun Water Campus, staff applies to the instant proposal the specific guidance of the Telecommunications Plan pertaining to the location of "commercial public telecommunications facilities." It is misapplied here. The specific guidance in the Telecommunications Plan was formulated only with regard to wireless carrier facilities and a reading of this plan does not reveal that AM broadcast station facilities were even considered in this planning analysis. The two services, both of which are permitted uses in PD-IP zones operate on widely-separated frequencies in the electromagnetic spectrum and, as a result, require vastly different antennae for proper operation. Whereas cellular telephone service operates high in the spectrum in wavelengths that are incredibly short - only inches long, AM broadcast operates at very long wavelengths. The size of a service's typical antenna is a certain fraction of its wavelength. This is the reason that an array of cell antennas are only a few feet long, whereas AM broadcast antennas, at WAGE's frequency, are required to be approximately 200 feet long. The manner in which the two services' signals propagate are also grossly different. At cell frequencies, line-of-site to the user determines coverage area, whereas AM signals propagate along the surface of the earth. These two critical differences dictate the different antenna siting needs of each respective service. Cell antennas, because of their small size, can be mounted on building roofs, electrical transmission towers and atop conventional grounded towers. AM broadcast station antennas are necessarily so large that the only reasonable and federally recognized antennas are vertical towers of resonant height which themselves are energized along their entire length and

must be located distant from other tall structures which might reflect and unintentionally misdirect their intended signal patterns.

Thus, the specific guidance which directs cellular telephone facilities to locate in certain areas and to engage in collocation can realistically be applied only to such short wavelength cell antennas. AM broadcast antennas could not function in many of those environments due to nearby structures which would degrade the signal pattern. Moreover, unlike cell antennas, AM broadcast antennas require favorable soil conductivity and a radial wire ground system which consumes several acres per tower. Undoubtedly, the drafters of the Telecommunications Plan did not feel compelled to address the specific issues and needs of the AM radio broadcast industry given that the County only had one such user ready, willing, and able to serve Loudoun County, namely WAGE.

Finally, the visual impact of a cell tower and an AM broadcast tower of identical height is significantly different. Whereas the AM tower is an unadorned steel structure devoid of any attachments, a cell tower typically has multiple antenna fixtures clustered at its highest level which greatly increases their visual impact. Cell towers also sport a thick collection of transmission lines along their entire length whose bulk amplifies the tower's visibility. For an illustration of this stark difference, see Exhibit A which shows the comparative visual impact. In this Exhibit, one of the updated photosimulations of the proposed WAGE towers has been electronically altered to simulate how cell antenna clusters and their associated transmission lines would affect appearance of the middle tower. The contrast to the other two towers as proposed is quite marked.

Thus, to conclude that cell towers and AM broadcast towers are similar in design and appearance doesn't make it so. Both are antenna-related structures, but any similarity ends there, as the above-cited illustration shows. Because of their contrasting construction, electrical principles and visual impact, they could not be more different. For this reason, the specific guidance is, in this case, inapplicable and has been misapplied.

Not only does this important difference between wireless and AM broadcast contribute mightily to the crucial distinction in the siting criteria and needs of these two different services but it also highlights the problem in finding a suitable location for AM broadcast antennas which the owners of WAGE have encountered in their long quest to improve Loudoun's only licensed broadcast station.

Part III – WAGE Site Search and Exhaustion Analysis

It is also appropriate and relevant for the Applicant to provide staff detailed information concerning its multi-year site investigation inclusive of its "site exhaustion analysis" that directly resulted in this application and proposal to place its antenna array deep within Loudoun Water's Campus and industrial use. The Applicant's decision to propose its AM broadcast antennas within the Loudoun Water Campus was not hastily reached nor cavalierly decided. As memorialized in the submitted Statement of Justification, an exhaustive search was commenced by the Applicant in 2005, and continued over the subsequent several years to locate a suitable site in Loudoun County that would meet stringent FCC requirements. Various real estate agents were engaged to search out properly zoned (1972 PD-IP, floodplain) parcels of appropriate size (minimum of 6 acres), dimension, soil quality (hydric soils) and physical location (away from high voltage electrical transmission lines, air navigation areas, airports and rocky terrain) to accommodate FAA protection requirements for Dulles International Airport and the Leesburg Executive Airport, the required tower configuration, federally-mandated minimum signal coverage requirements, and strict constraints of FCC rules to protect from interference the other radio stations operating on WAGE's channel and the immediately adjacent frequencies.

A few larger parcels believed to be suitable were identified. However, in each case, the putative seller did not respond to inquiries, declined to negotiate a sale or specified a lease term of insufficient duration. This experience tracks those of other broadcasters who have sought sites on which to locate AM broadcast station transmission facilities, such as those of WAGE, whose frequency assignments necessitate the use of multiple towers in order to generate a directional signal pattern complying with FCC requirements. Landowners frequently frown upon AM antenna towers, whose operation is not readily understood, and prefer to solicit uses for their properties more familiar to them, such as retail, offices or manufacturing.

One significant constraint in siting AM broadcast station transmission facilities in the County flows from the dearth of property on which AM broadcast antennas are permitted under the zoning ordinance. The fact is AM broadcast station antennas are permitted within the floodplain only on 1972 PD-IP zoned property. Not only does this limit the universe of potentially-suitable land, but, unfortunately, the great preponderance of 1972 PD-IP zoned property is located in the southeastern corner of the County in the areas which are proximate to Dulles International Airport, where stringent FAA requirements severely constrict the location and height of antenna towers in order to protect air navigation and the

approaches to the Dulles runways. The glide slopes to present and proposed runways are carefully protected by the FAA Airspace Specialists whose judgment is rarely challenged and almost never overturned. Airspace safety further reduces the already meager siting opportunities for AM radio station antennas in Loudoun County.

The foregoing discussion illustrates the difficulties of (1) the relatively meager amount of properly-zoned land, (2) the unsuitability of some property located in such zones, and (3) the refusal of landowners to sell or lease otherwise acceptable sites. Strict FCC allocation criteria for a given frequency further constrains WAGE's site opportunities and further best illustrates why the Loudoun Water Campus site represents the last hope to retain Loudoun County's only licensed over-the-air mass media facility.

As mentioned previously, the FCC regulates where radio stations can be sited based on a combination of rules and regulations found in the Code of Federal Regulations. The principal technical allocation considerations, among the various major criteria which fill hundreds of pages, rules, charts, tables, formulas, policy requirements, and case law interpreting them, fall under two major categories:

(1) interference caused to and received from other stations, and
(2) minimum levels of signal strength required to be provided to one's community of license.

As to the first category, one of the principal rule sets involves the concept of "doing no harm" (avoiding the creation of interference) to, and "receiving no harm" from, other stations operating on the same frequency or the three adjacent channels above or below that frequency. The causation or receiving of interference can occur when a station proposes to be sited too close to existing stations on these frequencies.

As to the second category, the FCC requires a minimum level of signal to be provided over the entirety of the station's city of license, Leesburg in this case. It is also good engineering practice to provide the same higher signal levels over heavily urbanized areas and over commuting routes.

Thus, in summary, one constraint is avoiding interference with co-channel and adjacent channel stations. The other is to provide sufficient signal over one's community of license and urbanized areas. The push-pull of these two requirements and the resulting limitations on a station's proposed siting is demonstrated in the attached Exhibit B.

Exhibit B, shows the pertinent signal coverage and interference contours of the Loudoun Water Campus-sited WAGE radio and the other affected stations. The colored lines in this Exhibit facilitate an understanding of the above-mentioned two major factors considered by the FCC:

1. ***blue and red contour lines from a proponent must not trespass into the corresponding blue and red lines, respectively, of another station***
2. ***green contour lines showing the proposed WAGE station urbanized signal must cover Leesburg's corporate limits and needs to cover the more heavily-populated areas of Loudoun County and eastbound commuter routes without causing interference to neighboring stations.***

Based on the aforementioned Exhibit, it can be observed that WAGE has little or no leeway to move its proposed site west, east or south. Were it to move east, it would overlap with WMET. Were it to move south, it would lose the minimum-mandated Leesburg coverage. Depending on the direction and distance of any move, it might not receive an FAA "Notice of No Hazard to Air Navigation" (due to proximity to Dulles flight paths), a condition precedent to FCC approval, even if all required signal allocation constraints are met. Any move would necessitate re-starting the FCC application process from the beginning. The present WAGE proposal has received FCC approval, and is a final order, not subject to reconsideration or appeal.

Following its long, unsuccessful and frustrating search in Loudoun County, the Applicant so despaired of finding a suitable site that it prepared to move WAGE out of the County altogether. In fact, just prior to concluding the arrangement with Loudoun Water, the Applicant had fully negotiated a lease to site the station at a location northeast of Washington, D.C.

<u>Bottom Line</u>: Loudoun Waters Campus is the only available site found in the County which meets the signal coverage needs of WAGE, FCC-mandated criteria and FAA requirements to prevent hazards to aviation. The proposed site is unique in terms of its suitable physical size, geographic location, geometric dimensions, soil types, zoning classification and compatibility.

B. <u>DESIGN AND VISUAL IMPACT</u>

The Telecommunications Plan calls for design standards to mitigate the visual impacts of commercial public telecommunication facilities so as to "blend with the natural and built environment of the surrounding area" (*Telecommunications Plan, Countywide Visual Impacts, Policy 1*). The Plan directs that specific attention be paid to the setting,

color, lighting, topography, materials, and architecture. Antennas and other communication devices should be neutral in color to blend with the background, unless specifically required by the FAA to be painted or lighted otherwise (*Telecommunications Plan, Countywide Visual Impacts, Policy 2*). Accessory structures and equipment buildings should also blend with the surrounding environment through the use of appropriate color, texture of materials, scale, landscaping and visual screening (*Telecommunications Plan, Countywide Visual Impacts, Policy 3*).

The proposed AM Radio Station on the subject site will consist of three (3) 195-foot self-supporting lattice towers with a buried grounding system extending in an overlapping 200 foot radius around each tower. A 20'x25' transmitter building, satellite dishes and auxiliary generator will be located in proximity to the proposed antenna arrays near an existing gravel road that provides access to the site. No information has been provided regarding the coloration or paint scheme of the proposed lattice towers or transmitter building. Staff recommends that the conditions of approval and general plat notes specify the color, texture, and materials of the proposed lattice towers and transmitter building to ensure that the proposed construction blends with the surrounding area. The applicant may wish to consider a paint color or paint scheme for the proposed lattice towers which better blends with the sky to mitigate the visual impact of the proposed structure on the surrounding area.

The application includes drawings and photo-simulations depicting how the three (3) proposed 195' lattice towers will appear from various vantage points surrounding the subject site to illustrate the anticipated visual impact. Based on the submitted photo-simulations and a reconnaissance survey of the area views of the upper portions of the proposed lattice towers above the existing buildings and tree line are anticipated from the north, south and west of the subject site. Views of the proposed lattice towers will be most pronounced from properties to the east where the relatively flat terrain and lack of trees will silhouette the structures on the horizon. It is anticipated that views of the proposed lattice towers from properties to the east along Route 28 will be partially screened by existing forest cover; however future development and the elimination of these forested areas may create new unobstructed sight lines whereby the proposed lattice towers will be visible.

Additionally, it is anticipated that all existing and future multi-story buildings within the vicinity of the subject site (University Center, One Loudoun, Ashby Pond, etc.) will have views of the proposed lattice towers and possibly the ground-mounted facilities depending on there final elevation once constructed. Based on the photo-simulations and a reconnaissance survey of the area, staff anticipates that the proposed lattice towers will be a prominent feature on the landscape and views of the proposed structures will be silhouetted on the horizon from most properties in the vicinity. Staff notes that other tall structures greater than 100' currently exist in the area; which

include the Lerner Building (105'), telecommunication monopoles (185') and high voltage transmission lines comprised of lattice towers and tubular poles (@125'). However, the anticipated visual impact of the three (3) proposed 195' lattice towers on the subject site have the potential of creating a much larger visual impact on the surround area and landscape than the existing individual monopole and tall buildings. Plan policies recommend that the visual impact of commercial public telecommunication facilities be mitigated through appropriate setbacks, screening and design so as to blend with the natural and built environment of the surrounding area (Telecommunication Plan, Countywide Visual Impacts, Policy 1).

Staff notes that the three (3) 195-foot lattice towers proposed on the subject site have the potential of creating a significant visual impact on the surrounding properties and landscape. Staff requests additional information to explain how the subject site was selected and/or why an alternative site on another property with more extensive vegetation to screen the proposed communication facility was not selected in order to mitigate the visual impact on the surrounding area.

Staff recommends that the applicant consider alternative designs and/or color schemes to better camouflage and minimize the potential visual impact of the proposed communication facility on the surrounding area.

Applicant Response

See above, for information on the exhaustive site selection process done by the Applicant. The proposed lattice tower design tapers to a narrower profile at the top and has less visual impact compared with the guyed tower design. Existing trees and vegetation will provide natural screening near the transmitter building. Significantly, following a site visit by and extensive discussions with the County's Urban Forester, the Applicant is proposing an ambitious planting plan as specified by the Urban Forester, which, among other things, includes the extensive addition of screen plants and trees on the property. These forests will further limit the visibility of the improvements, enhance the beauty of the site and otherwise harmonize the site's appearance with the landscaping anticipated by the Revised General Plan. The transmitter building will be similar to telecommunications equipment shelters. The Applicant will agree to a condition of approval that the exterior of the transmitter building will be designed to be compatible in color with the other buildings on the Loudoun Water Campus. Lattice towers are made of galvanized steel and are usually left unpainted, since the color of steel tends to blend in with the surroundings. Additionally, the towers are not required to be lighted or marked, which also lessens the visual impacts.

The photographic simulations were updated on December 10, 2009, and are enclosed as Exhibit C. These simulations demonstrate that there will be minimal visual impacts on the area.

D. SAFETY AND HEALTH

Plan policies state "an applicant or its successors shall remove all unused structures and facilities from a commercial public telecommunications site, including lattice towers and monopoles, within 90 days of cessation of commercial public telecommunications use or the expiration of the lease, whichever occurs first, and the site should be restored as closely as possible to its original condition" (*Telecommunications Plan, Safety and Health Policies, Policy 2*).

Staff recommends that a condition of approval be included to require removal of the facility following cessation of use.

Applicant Response

The Deed of Lease contains a provision for removal of the facilities upon termination or expiration of the Lease. The Applicant will agree to condition of approval that is consistent with the Telecommunications Plan policies and the Deed of Lease.

E. EXISTING CONDITIONS

1. Stream Corridor Resources

The subject property is located within the Broad Run watershed and contains significant stream corridor resources associated with the Broad Run. The stream corridor elements on the subject property consist of major floodplain, minor floodplain, and riparian forest.

The Broad Run, adjoining floodplains, and adjacent steep slopes (slopes 25% or greater) within 50 feet of streams and floodplains, extending no farther than 100 feet beyond the originating stream or floodplain; along with the 50-foot management buffer surrounding the adjacent steep slopes, as called for in the Revised General Plan together constitute the river and stream corridor resource (*Revised General Plan, Chapter 5, River and Stream Corridor Resources Policies, Policy 2*). The Plan's intent for the 50-foot management buffer is to serve as protection for the river and stream corridor elements from upland disturbances and adjacent development (*Revised General Plan, Chapter 5, River and Stream Corridor Resources Policies, Policy 4*). The Plan permits a limited number of uses in the stream corridor, including passive and active recreation, road crossings, utility corridors, pervious paths and trails, and agricultural activities (*Revised General Plan, Chapter 5, River and Stream Corridor Resources Policies, Policy 18*). While the subject property is administered under the 1972 Zoning Ordinance and the proposed communication facility in the floodplain is permitted by approval of Special Exceptions within the PD-IP zoning district, the policies of the Revised General Plan do not support the construction of the proposed facility within the floodplain.

The Plan does not support the construction of structures such as the proposed communication facility within the floodplain or the 50-foot management buffer of Broad Run. Staff recommends that the applicant consider alternative locations outside the floodplain and 50-foot management buffer in order to protect the stream corridor resources on the property.

Applicant Response

As stated above in considerable detail, alternative locations outside of the floodplain are not available, viable or desired. The proposed facilities will have minimal impacts on the floodplain and the stream corridor of Broad Run. In fact, the Special Exception area will provide a natural buffer to the wetlands bank, existing trees and vegetation will further protect the Broad Run stream corridor resources and the Applicant will commit significant resources toward restoring a degraded floodplain environment and fulfillment of a comprehensive planting and reforestation plan.

As stated previously, following the site visit on November 17, 2009, the Applicant has coordinated a planting plan with the County's Urban Forester. The plan is titled "Planting Plan WAGE Daytime Transmitter Site Loudoun County, Virginia", and was prepared by blueskies environmental associates, inc. of Richmond, Virginia, and is dated January 5, 2010 (the "Planting Plan"). The Planting Plan is attached as Exhibit D. The Planting Plan will mitigate the minor impacts to the site when the radio antennas and radials are installed. The plantings include loblolly pine seedlings and shrubs which will enhance and improve the site and provide additional protection of the Broad Run stream corridor. The Applicant will agree to a condition of approval to implement the Planting Plan.

Once the proposed radio towers and associated facilities are installed, there will be fewer impacts on the site than the most of the uses supported in the River Stream Corridor Resources policies, such as road crossings, agricultural activities and utility corridors. The installation will have minimal impacts on the floodplain, as the radio towers are mounted on small concrete piers that will not require grading (see attached Exhibit E). The radials consist of copper wires that are smaller than the size of a mechanical pencil lead (less than 0.2 inches in diameter) and will be buried below the frost line around each tower, and as such, will not be subject to water flow erosion. These radials will extend 195 feet from the base of each tower, as shown on the enclosed Exhibit F labeled as Figure 3A. The process for burying these radials will have minimal impacts in that the radials are inserted into the ground by an instrument that makes a slit and inserts the radial. Grass and vegetation will grow on top of the radials and the radials will not be visible. See Exhibit G for a photograph of a typical and illustrative AM radio broadcast tower with radials. It important to note that the radials and the plantings will not be installed in the archeological site or in the wetlands areas.

In addition to the radials, there will also be buried electrical cables between the transmitter building and the tower bases. These cables will be used to deliver radio station RF (Radio Frequency) energy to each tower. The method of installation will create minimal disturbance; (i) a 6 inch wide trench approximately two to three feet in depth will be dug into the ground; (ii) sand is placed at the bottom of the trench with the cables laid on top of the sand; (iii) then the trench will be re-filled with the dirt that was removed and the ground cover restored.

Additionally, the transmitter building, generator and fuel storage tank will be mounted upon piers which will elevate these facilities above the ground.

2. Forests, Trees, and Vegetation

The Plan supports the conservation of forest resources and natural vegetation during the site development process for the various economic and environmental benefits that they provide (*Revised General Plan, Chapter 5, Forest, Tree and Vegetation Policy 1*). The County's forests and trees improve air and water quality, offer important habitat for birds, small mammals and other wildlife. Riparian forests along streams and rivers provide the greatest single protection of water quality by filtering pollutants from stormwater runoff, decreasing soil erosion and maintaining physical, chemical and biological condition to the stream environment (*Revised General Plan, Chapter 5, Forest, Tree and Vegetation Policy, text*). The construction of the proposed communication facility will require the removal of a portion of an existing forested area within the floodplain of Broad Run. The policies of the Revised General Plan do not support the construction of the proposed communication facility within the floodplain and supports the preservation of riparian forests for their environmental benefits.

The policies of the Revised General Plan do not support the construction of proposed communication facility within the river and stream corridor resource and supports the preservation of the forested areas located in the floodplain for their environmental benefits. Staff recommends that the applicant consider alternative locations outside the river and stream corridor resource which avoids impacts to existing forested areas.

Applicant Response

As stated above, the proposed site is the only site that was available that met all of the requirements for the location of radio towers. For all of the reasons, stated above, the proposed radio towers and associated facilities will have minimal impacts to the trees and vegetation. For those areas of the site where trees and vegetation must be removed, the previously mentioned Planting Plan, a voluntary mitigation plan, has been coordinated with staff. The Planting Plan outlines a plan to reforest the site and create diverse habitat, including meadow and scrub/shrub areas for wildlife food and cover. The Planting Plan includes deer-

tolerant species which will mature relatively quickly and provide greater benefits to the riparian systems in the area than the current grassy condition onsite.

3. Plant and Wildlife Habitats

The Plan states that "the County will use the Virginia Department of Conservation and Recreation, Division of Natural Heritage's Biological and Conservation Data system to identify Loudoun County's natural heritage resources. These resources include rare, threatened and endangered plant and animal species; exemplary natural communities, habitats, and ecosystems; and other natural features of the County. The County will apply this information in the evaluation of development proposals. For those development applications that have a likely presence of one or more natural heritage resources, the County will require the applicant to conduct a species assessment and develop a plan for impact avoidance in cases where the presence of the species is identified" (*Revised General Plan, Chapter 5, Plant and Wildlife Habitats Policies, Policy 8*).

The applicant has included an Environmental Assessment Report and Addendum prepared by blueskies environmental associates, inc. which determined there were no endangered or threatened species, rare plant species, or rare plant communities on the subject site. However, staff notes that during the processing of another legislative application (Kincora, ZMAP 2008-0021) a Heron Rookery was identified approximately 700 feet northeast of the subject site. It has been determined by state and federal agencies that communication towers and antennas may pose a hazard to birds in flight and may pose a threat to nesting birds attracted to them. Staff recommends that further evaluation of the potential impacts of the proposed construction of a communication facility on birds and the existing Heron Rockery within the vicinity of the subject site be provided. Consultation and review by the Virginia Department of Conservation and Recreation (DCR), Virginia Department of Game and Inland Fisheries (VDGIF) and the United States Department of Interior, Fish and Wildlife Service are recommended.

Staff cannot support the proposed location while there is a potential impact on birds and the Heron Rockery. Staff recommends that the applicant consult with the appropriate state and federal agencies to identify mitigation options.

Applicant Response

The project was coordinated with the appropriate federal and state agencies. The US Fish and Wildlife Service ("USFWS") and the Virginia Fish and Wildlife Information Service database were queried for species of concern. The Heron Rookery is located approximately 1,313 feet north of the proposed radio towers and the activity associated with the radio towers will not create an adverse impact on the Heron Rookery. Lattice towers will be utilized at the proposed site as recommended by the USFWS and will pose minimal hazard to Heron flight and opportunity to nesting.

Construction and installation of the radio towers will not have impacts on the Heron Rookery, as the towers are assembled on site and construction can be completed in a few days. As discussed in our meeting with Staff on November 5, 2009, to assure that there are no impacts to the Heron Rookery, the Applicant will agree to a condition of approval that no construction will take place during the Heron nesting period. Following construction, the site will be unmanned, emit no noise and not create any disturbance to the rookery. This is in marked contrast to other approved and proposed uses in the immediate area, on both sides of the Broad Run that will attract considerable human activity and generate noise on an ongoing basis..

4. Historic Resources

The Revised General Plan states the County will require an archaeological and historic resources survey as part of all development applications (*Revised General Plan, Chapter 5, Historic and Archaeological Resources Policies, Policy 11*). A series of Phase 1 and Phase 2 archaeological surveys were conducted on the subject property which identified several important historic and prehistoric archaeological sites. A prehistoric archaeological site (44LD0210) was identified on the subject site, which may be impacted by the proposed buried wire grounding system associated with the 195' lattice towers.

Should the proposed communication facility be located on the subject site or relocated elsewhere, staff recommends avoidance of archaeological sites.

Applicant Response

As shown on the special exception plat and the Planting Plan, the archeological site will be avoided and will not be impacted by the installation of the proposed facilities.

RECOMMENDATIONS

Plan policies do not support the location of the proposed AM Radio Transmitter within a Keynote Employment Area. The proposed communication facility does not appear to service the surrounding office and employment uses; and thus far no compelling information has been provided to indicate why they must locate on the subject site. Staff requests additional information to explain how the subject site was selected and/or why an alternative location within a planned industrial and/or employment area with more compatible surrounding land uses was not selected as outlined in the Plan. The applicant is also seeking a Special Exception to locate the facility within the Broad Run floodplain on the subject site, which is not supported by Plan policies. Should the applicant consider locating on the subject site staff recommends that the application

consider alternative locations outside the river and stream corridor resource which avoids impacts to existing forested areas, wildlife habitat and historic resources. Additionally staff recommends that the applicant consider alternative designs and/or color schemes to better camouflage and minimize the potential visual impact of the proposed communication facility on the surrounding area. Staff cannot recommend approval of the Special Exceptions and Commission Permit request at this time.

Applicant Response

The Applicant appreciates the opportunity to provide a detailed response to Community Planning comments and hopes that the foregoing items of new information will allow for these applications to secure a favorable staff recommendation of approval. The Applicant stands ready to meet with Community Planning staff at any time to discuss these matters.

LOUDOUN COUNTY DEPARTMENT OF BUILDING AND DEVELOPMENT, ENVIRONMENTAL REVIEW TEAM (TODD TAYLOR, 9/16/2009)

The Environmental Review Team (ERT) reviewed the subject application during the September 14, 2009, ERT Meeting. Our comments pertaining to the current application are as follows:

1. Accounting for the installation of the buried grounding system, consisting of 120 equally spaced copper wire radials extending 200 feet from the center of each tower, the proposed towers result in significant impacts to the floodplain, including removal and/or alteration of mature hardwoods and the drainage corridor that drains to the large wetland system that parallels the sanitary sewer line. Attachment A shows the approximate limits of the grounding system. As stated on Page 5-32 of the RGP, "riparian forests along streams provide the greatest single protection of water quality by filtering pollutants from stormwater runoff, decreasing stream bank erosion, and maintaining the physical, chemical, and biological condition of the stream environment". To minimize impacts to the riparian corridor, staff recommends that the towers be relocated outside of the major floodplain.

Applicant Response

For the reasons stated above, the proposed towers, buried grounding system (radials) and electrical cables will have minimal impacts to the riparian corridor and floodplain.

The proposed location was selected at the explicit recommendation of representatives of Loudoun Water and was based upon Loudoun Water's prior master site environmental work and consideration of future uses of the Loudoun Water Campus. A letter from Dale Hammes, General Manager of Loudoun Water,

which is enclosed as Exhibit H, states "The selected location was identified after review of Loudoun Water's land use needs, and negotiation with New World Radio." and further states "Given the long term development needs of the property, no other location for the proposed Potomac Radio facility is feasible on the Loudoun Water Campus." The Applicant would note that Loudoun Water issued this site-selection mandate not only in conformance with its long-term development plans, but also in conformance with its special exception and commission permit approvals.

2. The Plant and Wildlife Habitats policies of the Revised General Plan (RGP) indicate that "the County will seek to protect areas of natural biodiversity and rare species (Policy 1 on Page 5-33)." The proposed radio towers are located approximately 900 to 1,200 feet from a 50-nest heron rookery located in the Broad Run floodplain north of the subject property (see Attachment B for photographs). Herons nest in this location from March 15th to July 30th each year, resulting in a population of approximately 200 birds. Once the young birds can fly, they disperse to other locations. Waterbirds and their active nests are protected under state (VA Code Section 29.1-521) and federal law (Migratory Bird Treaty Act). The Virginia Department of Game and Inland Fisheries (DGIF) considers waterbird nesting colonies to be a critical wildlife resource.

   Nesting birds are sensitive to noise from surrounding activities that may disrupt their nesting habits and lead to flushing of active nests or abandonment of the nesting area. Therefore, staff recommends that consideration be given to noise associated with construction of the proposed use and operation of the auxiliary generator and the potential effect on the heron rookery. The proposed Kincora rezoning (ZMAP-2008-0021), on the adjacent property to the northeast, includes a commitment that prohibits uses within 700 feet of the rookery. The commitment also prohibits construction activity within 1,400 feet of the rookery or the 100-year floodplain boundary, whichever is less, during the heron nesting season. The closest floodplain boundary for the Kincora project is approximately 1,300 feet from the rookery. Attachment A depicts the 700-foot and 1,400-foot buffer in relationship to the proposed towers and grounding system.

   Staff has consulted with DGIF on measures to protect the rookery in conjunction with previous applications for the property. Staff recommends that the application be submitted to DGIF for formal review and comment. In addition to noise impacts, staff would like input from DGIF on impacts of the towers and support wires on safe bird flight and nesting habits.

Applicant Response

See above. The generator will be used only during periods when commercial power supplied by the electrical utility fails and the Applicant will provide noise attenuation measures to the generator. Except during such periods, the operation of the broadcast facilities at the site will emit no noise whatsoever. This stands in contrast to the recently-approved minor league baseball stadium on the east banks of the Broad Run that will also provide electrical light illumination to the area and whose games will draw thousands of people and associated vehicular noise, crowd noise, and amplified announcer noise. Additionally, the Applicant will agree to a condition of approval that will not permit construction of the proposed radio towers during the Heron nesting period. Once the radio towers, radial grounding system, electric cables, transmitter building and facilities are installed, there will be no activity on the site by the Applicant, with the exception of monthly maintenance visits.

As noted earlier, the completed facility is comprised of self-supporting towers. This is a result of coordination with US FWS to reduce harmful effects of guy wires to bird in flight. Self-supporting towers are substantially more expensive than guyed towers and represent a commitment on the part of the Applicant to protect the natural flora and fauna in the area.

3. Per Section 740.8.4 of 1972 Loudoun County Zoning Ordinance (1972 LCZO), the proposed use or structure must be located and designed to limit its susceptibility to flood damage, and available alternative locations, not subject to flooding, for the proposed use must be considered. Please elaborate on the alternative locations that were considered and explain why they were not selected. Although the statement of justification states that the proposed location within the floodplain is appropriate due to the compatibility of the floodplain's ground conductivity with the electric grounding system, the County Soil Scientist has indicated the other soils in the area, outside of the floodplain, provide similar levels of conductivity.

Applicant Response

The proposed location was determined to be consistent with the long range plans that Loudoun Water has for its Campus and, as previously stated, is the only site that Loudoun Water would approve for an AM radio antenna array within its industrial development. For the reasons stated above, the proposed site is the only site in Loudoun County that is appropriate for the proposed facilities and there will be minimal impacts to the floodplain.

4. Per Section 740.8.1 of the 1972 LCZO, the proposed use can not increase the danger to life and property due to increased flood heights or velocities caused by encroachments. Please describe the extent of grading and placement of fill required within the major floodplain to construct the towers and install the subsurface grounding system.

Applicant Response
The proposed radio towers, radial grounding system, electric cables, transmitter building and associated facilities will not increase flood heights or velocities. The radio towers and transmitter building will be installed at the existing grade. No fill or grading will be required to construct the towers, install the radial grounding system and electric cables. The radial grounding system consisting of copper wires is installed with a direct-bury style cabling machine. The machine makes a vertical slice, lays the copper wire and covers the slice earthen opening immediately. There is no grade change required for the subsurface grounding system or electric cable installation.

5. The proposed generator could be considered a stormwater hotspot, due to the potential for a fuel spill/leak resulting in higher concentrations of hydrocarbons in stormwater runoff. The concern is heightened due to its proposed location within the floodplain and short travel distance to Beaverdam Run and Broad Run. Staff recommends that the applicant address water quality protection related to the proposed generator. Relocating the proposed use, as suggested above, will help to address this concern.

Applicant Response
The Applicant will agree to use propane for fueling the generator, as propane would have less impact on the environment than diesel fuel for example. The fuel tank for the generator can be enclosed in a container that will prevent leaks. Enclosed with this letter is an example of an above ground storage tank that is made by ConVault (Exhibit I). ConVault's storage tanks are "encapsulated in six-inch thick concrete with integral secondary containment, thermal stability, vehicle impact protection, and projectile protection." The Applicant will agree to a condition of approval to use this type or similar type of fuel storage tank for the generator.

6. Staff recommends an analysis of the noise produced by the proposed generator to verify that adjacent parcels are not adversely affected, consistent with Section 535 of the 1972 LCZO. The noise anaylsis will also be helpful as part of DGIF's review in determining whether the generator noise could impact the heron rookery.

Applicant Response
The generator use will be limited to emergencies as a back up source of power in those rare instances when commercial power fails. Such emergency power will allow the radio station to remain on air consistent with FCC mandates designed to serve and protect the public interest. The noise produced by the generator will meet or exceed the requirements in Section 535 of the 1972 Zoning Ordinance. Additionally, noise attenuation measures will be implemented to minimize impacts to the Heron Rookery. As mentioned above, following the period of construction, operation of the WAGE transmission facility at the site will be silent during normal operation.

7. For clarity, please reference the source of the wetland information on the special exception plat. Staff recommends a note similar to the following: "Regulated waters and wetlands shown are based on a wetland delineation conducted by CH2M Hill and confirmed by Corps Jurisdictional Determination # 99-B0833, dated November 23, 1999".

Applicant Response
A note has been added to the special exception plat as requested.

8. Staff defers to the County Archeologist regarding the archeological sites depicted on the special exception plat. Relocation of the proposed use should account for archeological resources.

Applicant Response
As stated above, the archeological sites will be avoided and there will be no impacts to these sites by the installation of the proposed facilities or the Planting Plan.

LOUDOUN COUNTY DEPARTMENT OF BUILDING AND DEVELOPMENT, ZONING ADMINISTRATION (NITA BEARER, 9/18/2009)

I. APPLICATION SUMMARY

Zoning staff has reviewed the above-referenced special exception and commission permit application for conformance with the 1972 Loudoun County Zoning Ordinance. The parcel is zoned PD-IP and is located within the Floodplain Overlay District (FOD). In the 1972 Loudoun County Zoning Ordinance, the AM radio towers are classified as a

"public utility, communications and transmission," which is a use permitted in the PD-IP zoning district by approval of a special exception. The towers and associated equipment are also permitted in the FOD as a public utility by approval of a special exception.

The materials submitted for review of the applications consist of the following:

1. Information Sheet
2. Vicinity Map
3. Statement of Justification dated February 27, 2009 and revised July 13, 2009, with exhibits A through D. Exhibit A – FCC Construction Permit, Exibit B – Environmental Assessment report dated January 2007 with Addendum dated July 2008, Exibit C – FAA Aeronautical Study, and Exhibit D – MWAA e-mail dated February 26, 2009
4. Superimposed photography/photo-simulations dated June 2006
5. Special Exception and Commission Permit plat dated February 2009

II. ZONING COMMENTS

1. Zoning staff defers to the Environmental Review Team regarding comment on the impact of the towers and associated equipment to the floodplain. Please note that alterations to the floodplain must be approved at the time of site plan submission.

Applicant Response
No alterations for the floodplain are required by the installation of the proposed facilities.

2. Pursuant to Section 555, at the time of site plan submission, the applicant must verify that, at maturity of 10 years, a tree canopy of 10% exists on the property

Applicant Response
At the time the site plan submission, the Applicant will coordinate with Loudoun Water and demonstrate that the 10% tree canopy exists on the Loudoun Water property.

3. Clarify whether there will be a separate special exception plat submitted to allow the use in the floodplain. If not, the application number SPEX-2009-0029 should be included on Sheet 1.

Applicant Response
A separate special exception plat to allow the use in the floodplain is not included in the application. Therefore, SPEX 2009-0029 has been added to the Special Exception Plat on Sheet 1, as requested. Additionally, there is a note on Sheet 1 that the application includes a special exception for the use in the floodplain under Site Tabulations.

4. Delete application "FPAL-1989-0150" from the list of approved applications in General Note #14 and add the following applications: SPAM-2004-0116, SPAM-2005-0033, SPAM-2006-0037, STPL-2003-0057, STPL-2005-0030, WAIV-2005-0008, ZCOR-2003-0427, FPAL-2002-0039, FPAL-2004-0005, and FPST-2004-0003.

Applicant Response
Note #14 has been revised as requested.

5. In the "Site Zoning Tabulations," calculate the permitted FAR, lot coverage, landscaped open space and tree canopy based on the total acreage of the parcel. Include the minimum yard requirements found in Section 722.6.

Applicant Response
This information is provided on Sheet 1. The proposed radio towers and associated facilities will not change the FAR, Lot Coverage or the Landscaped Open Space for the total acreage of the parcel. The Tree Canopy requirements will be coordinated with Loudoun Water for the total acreage of the parcel. As requested, the minimum yard requirements from Section 722.6 are listed on Sheet 1 under the Site Tabulations.

6. Pursuant to Section 520.4.1, the height of the radio towers is exempt from the height limitations of Section 520 if the tower does not exceed in height the distance to the nearest lot line. In order to verify compliance with this section, provide the distance to the nearest property line for each tower on the special exception plat.

Applicant Response
As requested, the distances from the proposed radio towers to the nearest lot lines have been added to the plat. The distances shown on the plat demonstrate compliance with Section 520.4.1.

7. At the time of site plan, the applicant must provide a type 4 landscape buffer around the perimeter of the site. If a waiver or modification of the landscape buffer is to be requested, it must be requested at the time of site plan submission.

Applicant Response
Acknowledged.

LOUDOUN COUNTY DEPARTMENT OF FIRE, RESCUE AND EMERGENCY MANAGEMENT (MARIA TAYLOR, 9/21/2009)

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

PIN	Project name	LCFR Moorefield Station 23 Travel Time
041-37-4022	Potomac Radio	4 minutes (temp) 6 minutes, 19 seconds (perm)

The Travel Times for each project were calculated using ArcGIS and Network Analyst extension to calculate the travel time in minutes. To get the total response time another two minutes were added to account for dispatching and turnout. This assumes that the station is staffed at the time of the call. If the station is unoccupied another one to three minutes should be added.

Project name	LCFR Moorefield Station 23 Response Times
Potomac Radio	6 minutes (temp) 8 minutes, 19 seconds (perm)

Applicant Response
Acknowledged. As previously mentioned, the Applicant believes its AM radio facility to be a significant part of the County's emergency communication apparatus and looks forward to working closely with the Department of Fire, Rescue, and Emergency Management in fulfilling these public safety obligations.

LOUDOUN COUNTY DEPARTMENT OF TRANSPORTATION SERVICES (MARC LEWIS-DEGRACE, 10/16/2009)

Summary

Access to the site will be via an existing roadway. The proposed use will attract approximately one vehicle trip per month. The Applicant does not see any mitigation necessary based on this application.

Conclusion

OTS has no objection to the approval of these applications.

Applicant Response
Acknowledged.

VIRGINIA DEPARTMENT OF TRANSPORTATION (JOHN BASSETT, 9/15/2009)

We have reviewed the above noted application as requested in your August 19, 2009 transmittal. We have no objection to the approval of this application.

Applicant Response
Acknowledged.

METROPOLITAN WASHINGTON AIRPORTS AUTHORITY (MIKE HINES, 9/18/2009)

We have reviewed the Special Exception and Commission Permit Application for the proposed Potomac Radio which is located within a portion of the Broad Run Water Reclamation Facility approximately five and one half miles north of Washington Dulles International Airport. The Metropolitan Washington Airports Authority takes no issue with the proposal and has no objection to the Special Exceptions and Commission Permit requested for this project.

Applicant Response
Acknowledged.

The Applicant has addressed all of the referral comments with this letter and has demonstrated that the proposal complies with the Revised General Plan and Telecommunications Plan. The proposed Loudoun Water Campus site is the only available site found in the County which meets the signal coverage needs of WAGE, FCC-mandated criteria and FAA requirements to prevent hazards to aviation. The proposed site is unique in terms of its suitable physical size, geographic location, geometric dimensions, soil types, zoning classification and compatibility.

The aforementioned Planting Plan has also been developed to mitigate the minor impacts to the site, to reforest the site where trees and vegetation must be removed. The reforestation, coupled with the Applicant's restoration of the degraded floodplain area, will create a diverse habitat, including meadow and scrub/shrub areas for wildlife food and cover while providing additional protection of the Broad Run stream corridor. To assure that there will be no impacts to the Heron Rookery, the Applicant will not construct or install the radio facilities during the Heron nesting season. Visual impacts will be minimal, due to the location (setback from major roads), topography, existing tree stands and the lattice tower design.

For all of these reasons, the Applicant respectfully requests staff's recommendation of approval subject to conditions of approval. We look forward to continuing our work with staff and scheduling the public hearing with Planning Commission in March.

Please note that in addition to the referenced enclosed exhibits, the revised special exception plat/commission permit plans are also enclosed. Thank you for your assistance with these applications for WAGE radio, Loudoun County's only radio station.

Sincerely,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

Kimberlee Welsh Cummings, AICP
Land Use Planner

Enclosures

KWC/tlm

cc: James S. Weitzman, President, New World Radio, enclosures by email
Ralph M. Welliver, Project Engineer, Loudoun Water, enclosures by email
Mark Viani, Esquire, McGuire Woods, LLP, enclosures by email
Garrison C. Cavell, President, Cavell Mertz & Associates, enclosures by email
Sandra H. Williams, President, Blueskies Environmental Associates, Inc.,
Mark W. Thomas, Director of Planning & Landscape Architecture, Patton Harris

Rust & Associates, enclosures by email
J. Randall Minchew, Managing Shareholder, Leesburg Office, Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.